

From: [Saulo Londoño](#)
To: [cityclerk](#)
Subject: Re: Item 11.a Mobilehome Park Conversions or Closures
Date: Monday, September 23, 2024 11:13:25 AM
Attachments: [Outlook-A blue and](#)

Esteemed Council-

I am writing as a representative of the Western Manufactured Housing Communities Association (WMA), and on behalf of mobilehome park owners in Watsonville. We write to strongly oppose the adoption of the mobilehome park conversion/closure ordinance that is being considered today.

First and foremost, this ordinance is unnecessary. There are no examples of mobilehome parks in Watsonville that are threatening to, or planning to close down or convert.

The ordinance is also counter-productive. It is a regulatory behemoth, with risk of eventually leading the city and taxpayers through needless and costly litigation. WMA members, mobilehome park owners and operators, are in the business of managing mobilehome parks. They are not builders or land developers. It is the city itself which will feel the impact of this counter-productive policy. Watsonville has its own affordable housing targets in its general plan. This ordinance would be a clear step in the wrong direction, giving the city less, not more, flexibility as it struggles to meet its targets over the next 20, 30, 40 years.

Instead, we advocate for the city to partner with us. We can develop a closer bond and working relationship by meeting face to face and engaging in productive conversations to solve actual problems that exist today.

Mobilehome park owners and operators in Watsonville are valuable housing providers who care about and are proud of the community they have built. We want to be a part of the housing solution in Watsonville, but ordinances like these do not move any of us in the direction of solving that problem.

Please vote against the adoption of this expensive and burdensome ordinance, and work with your housing providers to find creative solutions to the affordable housing problems of the future.

Regards,

 **Saulo Londoño**
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From: [Susan French](#)
To: [Jimmy Dutra](#); [cityclerk](#)
Subject: Council Meeting Tonight 9/24/24
Date: Tuesday, September 24, 2024 7:16:17 AM

Dear Mr. Dutra,

I understand you are the council member for District 6 which is where i reside. I live in a Mobile Home Park and was made aware of a Meeting tonight that is very important to me. I am a disabled senior living in a Mobile Home Park and feel there are not enough Protections for people like me living within a Park that collects monthly space rent. I am a homeowner and have lived here for many years.

It has recently come to my attention that there may be future developers who want to turn land in the city of Watsonville, and convert them to high rise Apartments and condos to house more people for low income housing. I have considered this Park to be low income as I have been under Rent control. As a disabled senior, if a developer came in and wanted to buy this land this Park sits on, i would not have the funds or means to move out. Therefore, i would become homeless. The cost of living, and moving expenses, coupled with the high cost of living in Santa Cruz County, it would Be financially impossible to search for other homes here.

I believe what most homeowners want, is protection. Protection from developers, protections for keeping this Mobile Home Park a low income park and retain the rent control.

I have come to know many families living here, and i can tell you, there are Veterans, Seniors, Children with disabilities, and hard working families which includes agriculture workers.

It just wouldn't make sense to dispose of this Park to build other low income units (only to the Park owner, who can make money off a sale of the Park).

Can you support placing protections in place so our communities in Mobile Home Parks, are not forced to face impossible challenges and be evicted to move without any financial help and support? I hope you consider what is being presented in the Council Meeting. I am just one voice, but i felt compelled to tell my side of this important story.

Thank you,

Susan French

P.S. As a side note, is the new Law going into affect in 2025 that helps renters with credit reporting, applicable to Mobile Home space renters also?